

## SECTION 2 NON-RESIDENTIAL DISTRICTS

### 2.01 O-2 - OFFICE DISTRICT - 2

### 2.02 GENERAL PURPOSE AND DESCRIPTION:

The O-2 Office District is established to accommodate a variety of mid- and high-rise office developments providing for professional, financial, medical and similar services for local residents; corporate offices for regional and national operations; and major employment centers for city, county and state governmental entities. Limited retail establishments, incidental to the main uses, may be appropriate in association with large office complexes. Areas zoned for O-2 use must be located within the vicinity of a major thoroughfare such as S.H. 121 and U.S. 380, Preston Road or the proposed tollway. Since this District is intended for more intensive nonresidential uses, landscape treatment and other visual site treatments are anticipated. Multi-story buildings must be buffered from nearby single-family zoned areas through the use of setbacks, landscape buffers, and screening.

### 2.03 PERMITTED USES:

Uses permitted in the O-2 Office District are outlined in Article II, Section 3.

### 2.04 AREA REGULATIONS:

#### A. Size of Yards:

1. **Minimum Front Yard** - Fifty feet (50')
  - a. Where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any single-family, two-family or patio home residential district boundary line than a distance equal to the sum of the required front yard specified plus twice the height of the building above two stories measured from the ground level.
2. **Minimum Side Yard** - None (interior); sixty feet (60') adjacent side property lines; fifty feet (50') on corner lot adjacent to a dedicated street.
  - a. Where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any single-family, two-family or patio home residential district boundary line than a distance equal to the sum of the required side yard specified plus twice the height of the building above two stories.
3. **Minimum Rear Yard** - Sixty feet (60') from any alley line; thirty feet (30') where no alley line, lot line or easement line abuts the rear yard
  - a. Where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any single-family, two-family or patio home residential district boundary line than a distance equal to the sum of the required rear yard specified plus twice the height of the building above two stories.

B. **Size of Lots:**

1. **Minimum Lot Area** - Ten thousand (10,000) square feet
2. **Minimum Lot Width** - One hundred feet (100')
3. **Minimum Lot Depth** - One hundred feet (100')

C. **Maximum Height** – No maximum

D. **Maximum Lot Coverage:**

1. Fifty percent (50%), including a maximum of thirty percent (30%) for accessory buildings and structures

E. **Maximum Floor Area Ratio** - 1:1 (See Article VI, Appendix 1, Illustration #1)

2.05 **OTHER REGULATIONS:**

As required by:

1. Off-Street Parking Requirements, Article IV, Section 4
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Accessory Building and Use Regulations, Article IV, Section 7
4. Site Plan Approval, Article IV, Section 1
5. Landscape Requirements, Article IV, Section 2
6. Screening Fence and Wall Standards, Article IV, Section 5
7. Lighting and Glare Standards, Article IV, Section 6